

UNITED STATES BANKRUPTCY COURT

DISTRICT OF SOUTH CAROLINA

IN RE:

WALKER RUSSEL HARTER Sr.,

Debtors.

CASE NO: 19-02879-dd

CHAPTER: 7

ORDER AVOIDING JUDICIAL LIENS  
(11 U.S.C. § 522(F)(1)(A))<sup>1</sup>

Before the Court is the motion of the debtor to avoid the judicial liens held by the following creditors:

Name of creditor and description of property securing lien	Estimated judicial lien	Total of all senior/unavoidable liens	Applicable Exemption and Code Section	Value of the debtor's interest in property	Judicial lien not avoided	Judicial lien avoided
796 Citadel Road, City of Fairfax, Allendale County, South Carolina TMS #123-03-10-003		\$500,000.00	Up to \$60,000 per debtor: Section 15-41-30(a), SC Code	Life estate in property valued at \$92,200.00		
James Freeman 2017-CP-03-0109 Filed: 2/22/2009	\$4,296,922.26				\$-0-	\$4,296,922.26
Bobby Wilson, Sr. 2017-CP-03-0109 Filed: 2/22/2019	\$ 2,502,961.64				\$-0-	\$2,502,961.64

<sup>1</sup> This form is for use only in chapter 7 and chapter 11 cases where the property subject to the lien is not co-owned as contemplated in In re Ware, 274 B.R. 206 (Bankr. D.S.C. 2001).

Name of creditor and description of property securing lien	Estimated judicial lien	Total of all senior/unavoidable liens	Applicable Exemption and Code Section	Value of the debtor's interest in property	Judicial lien not avoided	Judicial lien avoided
Bobby Wilson, Jr. 2017-CP-03-0109 Filed: 2/22/2019	\$834,320.55				\$-0-	\$834,320.55
Teresa Golden 2017-CP-03-0109 Filed: 2/22/2019	\$2,578,153.35				\$-0-	\$2,578,153.35
Wilbert Golden 2017-CP-03-0109 Filed: 2/22/2019	\$2,578,153.35				\$-0-	\$2,578,153.35
Michael Artie Howard 2017-CP-03-0109 Filed: 2/22/2019	\$859,384.45				\$-0-	\$859,384.45
Ulysee Bunch 2017-CP-03-0109 Filed: 2/22/2019	\$1,718,768.90				\$-0-	\$1,718,768.90
Sharon Duggan 2017-CP-03-0109 Filed: 2/22/2019	\$859,384.45				\$-0-	\$859,384.45
Laquinton Davis 2017-CP-03-0109 Filed: 2/22/2019	\$1,718,768.90				\$-0-	\$1,718,768.90
Harry Mole 2017-CP-03-0109 Filed: 2/22/2019	\$859,384.45				\$-0-	\$859,384.45
Est. of Jack Morris 017-CP-03-0109 Filed: 2/22/2019	\$644,538.34				\$-0-	\$644,538.34

Name of creditor and description of property securing lien	Estimated judicial lien	Total of all senior/unavoidable liens	Applicable Exemption and Code Section	Value of the debtor's interest in property	Judicial lien not avoided	Judicial lien avoided
Vincent Tony Howard 2017-CP-03-0109 Filed: 2/22/2019	\$5,005,923.29				\$-0-	\$5,005,923.29
Dominique Stewart 017-CP-03-0109 Filed: 2/22/2019	\$25,029,616.44				\$-0-	\$25,029,616.44
Akeya Johnson 017-CP-03-0109 Filed: 2/22/2019	\$834,320.00				\$-0-	\$834,320.00

The Court finds that the judicial liens of the above-named creditors impair exemptions to which the debtors would otherwise be entitled under 11 U.S.C. § 522(b) and Chapter 41 of Title 15, Code of Laws of South Carolina, 1976 (as amended), and that the judicial liens should therefore be avoided pursuant to 11 U.S.C. § 522(f)(1)(A) in the amounts set forth above.

Therefore, IT IS ORDERED that the judicial liens held by the above-named creditor be, and hereby are, avoided in the amounts set forth above.

AND IT IS SO ORDERED.